

**Hearing Officer Meeting Minutes  
February 9, 2023**

A meeting of the City of Yuma's Hearing Officer was held on February 9, 2023, at City Hall Council Chambers, One City Plaza, Yuma, AZ.

**HEARING OFFICER** in attendance was Araceli Rodriguez.

**CITY OF YUMA STAFF MEMBERS** present included Rodney Short, Deputy City Attorney; Alyssa Linville, Director of Planning and Neighborhood Services; Erika Peterson, Associate Planner and Alejandro Marquez, Administrative Specialist.

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**Rodriguez** called the meeting to order at 9:30 a.m.

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**CONSENT CALENDAR**

**Rodriguez** approved the minutes of January 12, 2023.

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**PUBLIC HEARINGS**

**VAR-40941-2022:** *This is a request by Del Outdoor Advertising, Inc., on behalf of Ortiz Plaza, LLC, for a variance to increase the maximum allowable wall-mounted signage from 24 square feet to 94 square feet in the Transitional/Infill Overlay (TR/IO) District, for the property located at 1606 S. 6<sup>th</sup> Avenue, Yuma, Arizona.*

**Erika Peterson, Associate Planner**, summarized the staff report and recommended **Denial**.

**QUESTIONS FOR STAFF**

**Rodriguez** asked if the sign was to be mounted on the building. **Peterson** replied yes. **Rodriguez** asked how the size of the sign was determined. **Peterson** replied that the sizes vary depending on the Zoning District in which the buildings were located.

**APPLICANT/APPLICANTS REPRESENTATIVE**

**Brandi Wright, on behalf Sign Pros, 1702 S. Arizona Avenue**, stated because the size of the wall on which the sign would be mounted a larger sign would be needed to be more visible to the public. **Wright** went on to say that if the reason for Staff's denial of the variance was because the sign was to be an LED sign the applicant was willing to change the design to a painted aluminum tunnel letter sign to match the color and style of the building.

**Rodriguez** asked if Dell Outdoor Advertising and Sign Pros were the same company. **Wright** answered yes.

**Jesus Ortiz, on behalf of Ortiz Plaza LLC, 1606 s. 6<sup>th</sup> Avenue**, said he was available for questions.

**Peterson** stated that the denial of the request was not because of the type of the sign to be used on the building, and that Staff was not opposed to LED lighting.

**Rodriguez** clarified that the denial was for the size of the sign. **Peterson** answered yes.

**OPEN PUBLIC COMMENT**

None

**DECISION**

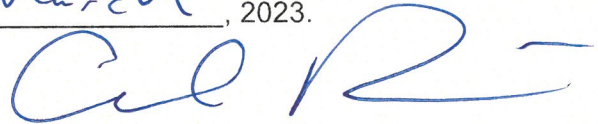
**Rodriguez** granted the variance, subject to the Conditions of Approval in Attachment A, finding that the four criteria of Yuma City Code §154-03.04(D)(1) had been met.

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**Rodriguez** adjourned the meeting at 9:42 a.m.

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Minutes approved and signed this 1<sup>st</sup> day of March, 2023.

A handwritten signature in blue ink, appearing to read 'C. Rodriguez', is written over a horizontal line.

Hearing Officer